



Simmons Estates

EST: 1996



Gateshead Road, Borehamwood,

£465,000

- Two Generous Double Bedrooms
- Immaculately Presented Throughout
- Feature Gas Fireplace with Marble Surround
- Walking Distance To Town Centre & Station
- Bright and Airy Kitchen/Breakfast Room
- End-of-Terrace Home
- Private South-East Facing Garden with Side Access
- Built-In Wardrobes
- Potential to Extend (STPP)
- Off-Street Parking

Situated in a highly sought-after residential location, within easy walking distance of the town centre and mainline station, this immaculately presented two double bedroom end-of-terrace home offers beautifully maintained accommodation throughout, a private south-east facing garden, off-street parking, and excellent potential to extend (STPP).

The ground floor welcomes you with an entrance hall leading into a bright and spacious living room, featuring an attractive gas fireplace with a marble surround as its focal point. To the rear, the generous kitchen/breakfast room is flooded with natural light and offers a comprehensive range of fitted units, ample worktop space, room for dining, useful under-stairs storage, and direct access to the rear garden.

The first floor comprises two well-proportioned double bedrooms, both benefiting from built-in wardrobes, along with a well-appointed family bathroom. Thanks to the exceptionally spacious principal bedroom and the current first-floor layout, the property offers exciting potential to be reconfigured into a three-bedroom home, subject to the necessary consents.

Outside, the private south-east facing rear garden has been thoughtfully maintained and enjoys a high degree of seclusion. With convenient side access, it provides an ideal space for relaxing, entertaining and family life. To the front, the property benefits from off-street parking.

The property previously benefited from planning permission for a loft conversion incorporating a rear dormer, front rooflight and chimney removal, together with a single-storey rear extension and alterations to the fenestration. Although the consent has now lapsed, it highlights the property's excellent scope for future enlargement, subject to the relevant planning permissions being obtained.

Offering an exceptional combination of location, presentation and future potential, this superb home is ideally suited to first-time buyers, downsizers and growing families alike.



